

**THE CORPORATION OF THE TOWNSHIP OF TAY
PUBLIC MEETING OF MUNICIPAL COUNCIL
PROPOSED DEVELOPMENT CHARGES
FEBRUARY 11, 2009
6:00 P.M.**

**OAKWOOD COMMUNITY CENTRE
AGENDA**

- 1. CALL TO ORDER**
- 2. DECLARATIONS OF PECUNIARY INTEREST**
- 3. STATEMENT OF PUBLIC NOTICE**
- 4. STATEMENT OF CORRESPONDENCE RECEIVED**
- 5. PRESENTATION OF BACKGROUND STUDY BY CONSULTANT**
 - 5.1 Presentation of 2008 Development Charge Background Study and Options
- 6. QUESTION & CLARIFICATION PERIOD - PUBLIC**
- 7. SPEAKERS IN SUPPORT & OPPOSITION**
- 8. QUESTION & CLARIFICATION PERIOD - COUNCIL**
- 9. FINAL STATEMENT BY THE MAYOR**
- 10. ADJOURNMENT**

Township of Tay

Development Charges Statutory Public Meeting

February 11, 2009

Public Meeting Purpose

- This meeting is a mandatory requirement under the *Development Charges Act*
- Prior to Council's consideration of a DC by-law, a background study must be prepared and available to the public a minimum 2 weeks prior to a public meeting
- Public meeting is to provide for a review of the DC proposal and to receive public input on the proposed policies and charges

Study Process

- ✓ Growth forecast
- ✓ Detailed discussions with staff regarding future needs to service growth
- ✓ Policy review and discussions with staff
- ✓ Council Workshop (Dec. 10th)
- ✓ Release of DC Background Study (Dec. 22nd)
- ✓ Public Meeting (Feb. 11th)
- Council to consider by-law for adoption

Overview of DCA (Simplified Steps)

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
 - Service inclusion and eligibility
3. Identify capital costs to provide services to meet the needs

Overview of DCA (Simplified Steps)

4. Deduct:
 - Grants, subsidies and other contributions
 - Benefit to existing development
 - Statutory 10% deduction (soft services)
 - Amounts in excess of 10-year historic service calculation
 - DC reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to provide the DC charge

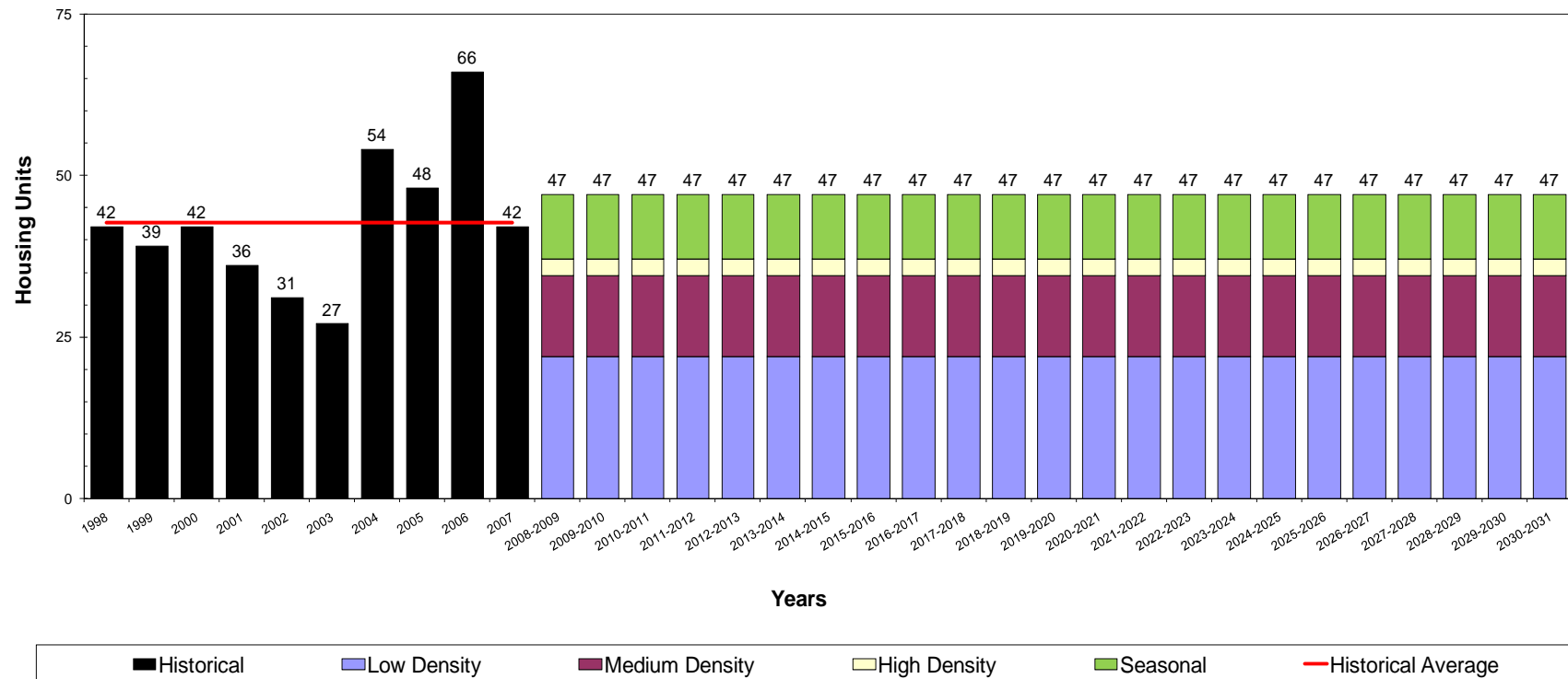
Growth Forecast

- Forecast provides for the following incremental growth:

Time Horizon	Residential		Non-Residential	
	Net Population	Units	Employment	Sq.Ft. of GFA
<u>Township-Wide</u>				
10 Year (2008-2018)	906	470	199	54,400
20 Year (2008-2028)	1,809	940	396	119,300
Build-out (2008-2031)	2,073	1,081	502	145,700
<u>Fully Serviced Area (Port McNicoll/Victoria Harbour)</u>				
Build-out (2008 – 2031)	1,721	884	286	130,564

Residential Growth Forecast

FIGURE 3-2
23-YEAR HOUSING FORECAST



Summary of Services Considered

- Township-Wide DC (10-Year Forecast)
 - Outdoor Recreation
 - Parkland Development
 - Parks and Recreation Vehicles and Equipment
 - Indoor Recreation
 - Indoor Recreation Facilities
 - Library
 - Library Facilities
 - Library Collection Materials
 - Administration
 - Growth Related Studies

Summary of Services Considered

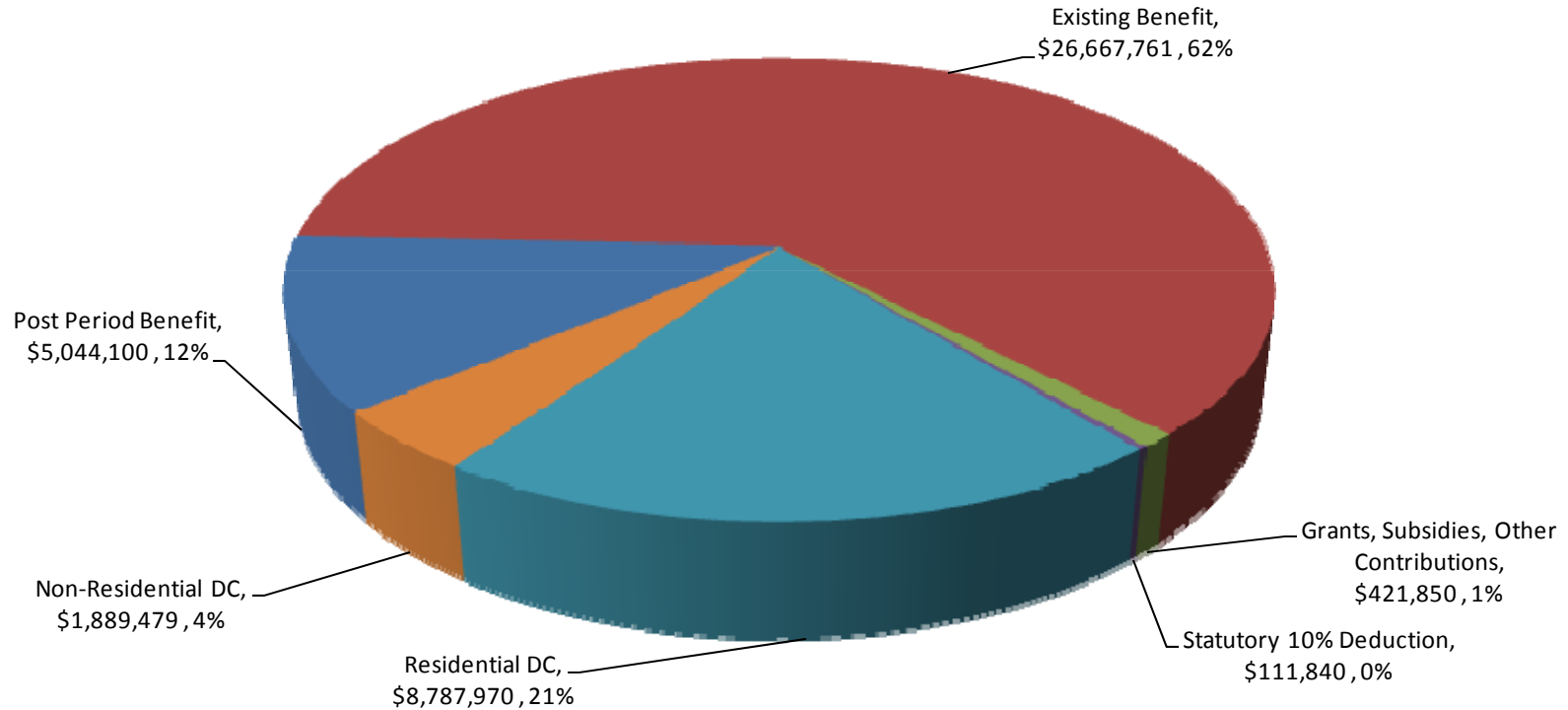
- Township-Wide DC (20-Year Forecast)
 - Roads and Related
 - Roads
 - Public Works Facilities
 - Public Works Rolling Stock
 - Fire Protection Services
 - Fire Vehicles
 - Small Equipment and Gear

Summary of Services Considered

- Township-Wide DC (23-Year Forecast)
 - Wastewater Services
 - Treatment Plants
 - Public Works Rolling Stock (Wastewater)
 - Water Services
 - Treatment Plants and Storage
 - Distribution Systems
 - Public Works Rolling Stock (Water)

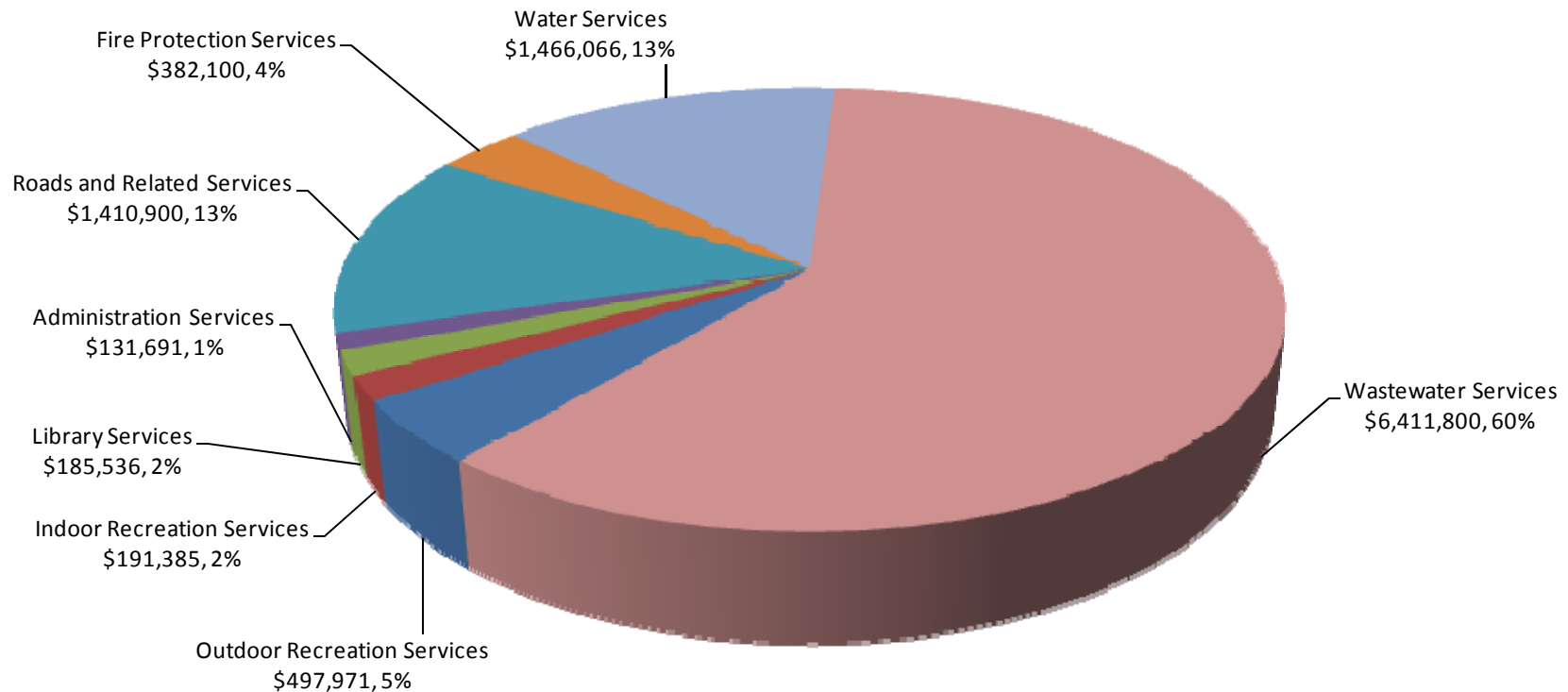
Anticipated Capital Needs

Total DC Recoverable Capital Needs = \$10.7 Million



Development Charge Recoverable Capital Needs

Total DC Recoverable Capital Needs = \$10.7 Million



Proposed Schedule of Charges

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	(per ft ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	1,424	1,003	712	1,338	2.12
Fire Protection Services	430	303	215	404	0.28
Outdoor Recreation Services	1,164	820	582	1,093	0.46
Indoor Recreation Services	447	315	224	420	0.18
Library Services	434	306	217	407	0.17
Administration	266	187	133	250	0.44
Total Municipal Wide Services	4,164	2,934	2,083	3,912	3.65
Urban Services					
Wastewater Services	6,761	4,764	3,381	6,352	9.60
Water Services	1,447	1,020	724	1,359	2.05
Total Urban Services	8,208	5,784	4,105	7,711	11.65
TOTAL TOWNSHIP-WIDE	4,164	2,934	2,083	3,912	3.65
TOTAL WATER ONLY	5,611	3,954	2,807	5,271	5.70
GRAND TOTAL (FULLY SERVICED)	12,373	8,718	6,188	11,623	15.30

DC Bylaw Policies

Charge applicability and timing:

- Township-wide DC Bylaw
 - Uniform municipal-wide charge for all services, excluding Water and Sanitary Sewer Services which are only applicable within municipally serviced areas:
 - Port McNicoll and Victoria Harbour – fully serviced
 - Development areas benefiting from water services only
 - 25% of the calculated development charge is payable at the time of subdivision registration
 - 75% of the calculated development charge is payable at the time of building permit issuance
 - If no new plan of subdivision is required, development charges are payable at the time of building permit issuance

DC Bylaw Policies

Indexing

- Charge “shall” be indexed annually on the first day of January, in accordance with the third quarter *Statistics Canada, Construction Price Statistics* index

Statutory Exemptions:

- Municipalities and School Boards
- Industrial building expansions (may expand by 50% with no DC)
- May add up to 2 apartments for a single detached unit and one additional unit in medium and high density buildings

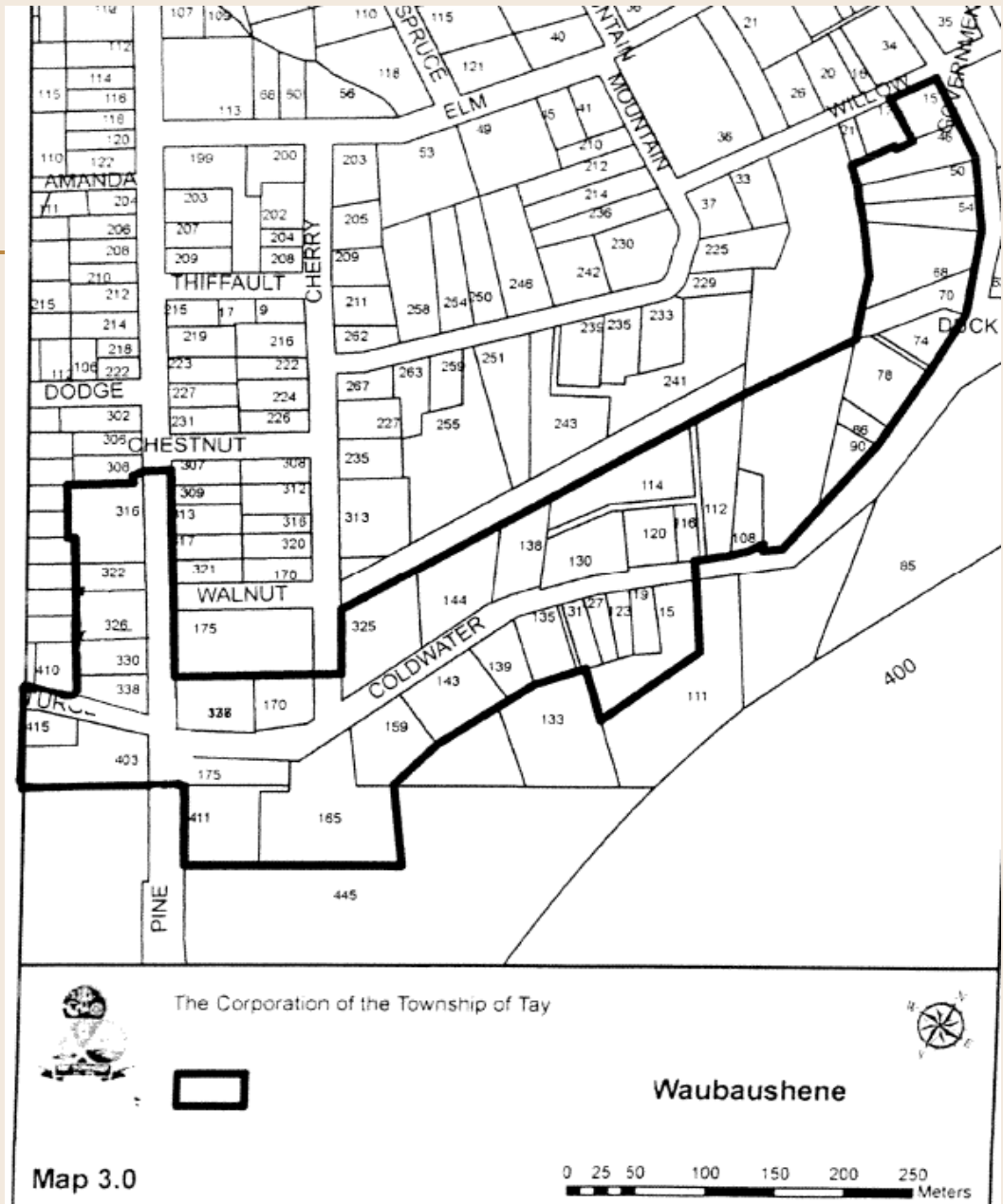
DC Bylaw Policies

Non-statutory exemptions

- Industrial buildings
- Institutional buildings
- Non-residential farm buildings
- Places of worship
- Commercial buildings within the Downtown Core Area as defined within Community Improvement Plans, including property on corner of Pine and Sturgeon Bay Rd., 326 Pine St. (Waubashene), 181 William St. (Victoria Harbour); excluding 779 Ney Ave. (Port McNicoll)

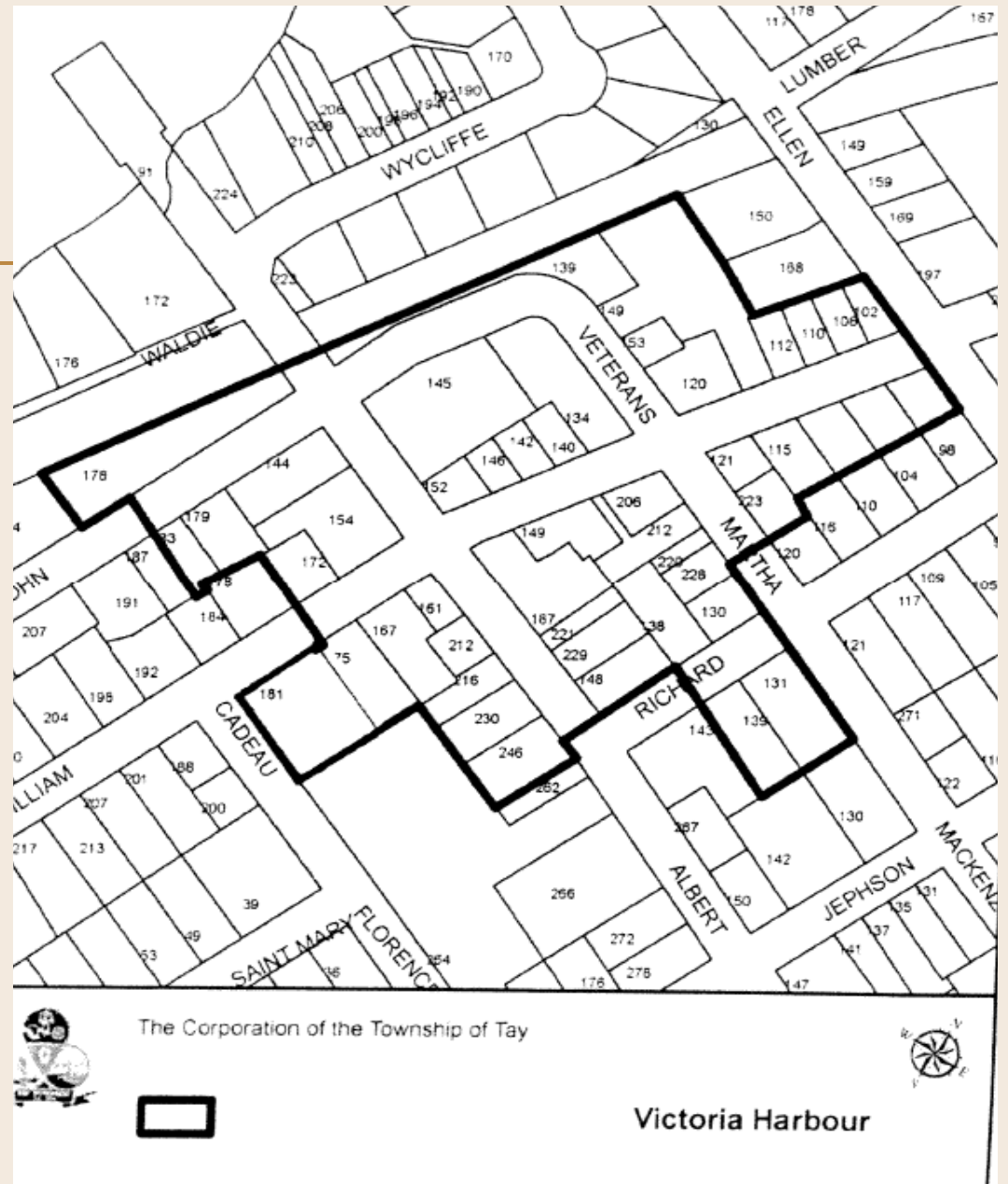
DC Bylaw Policies

Downtown Core Area – Waubaushene



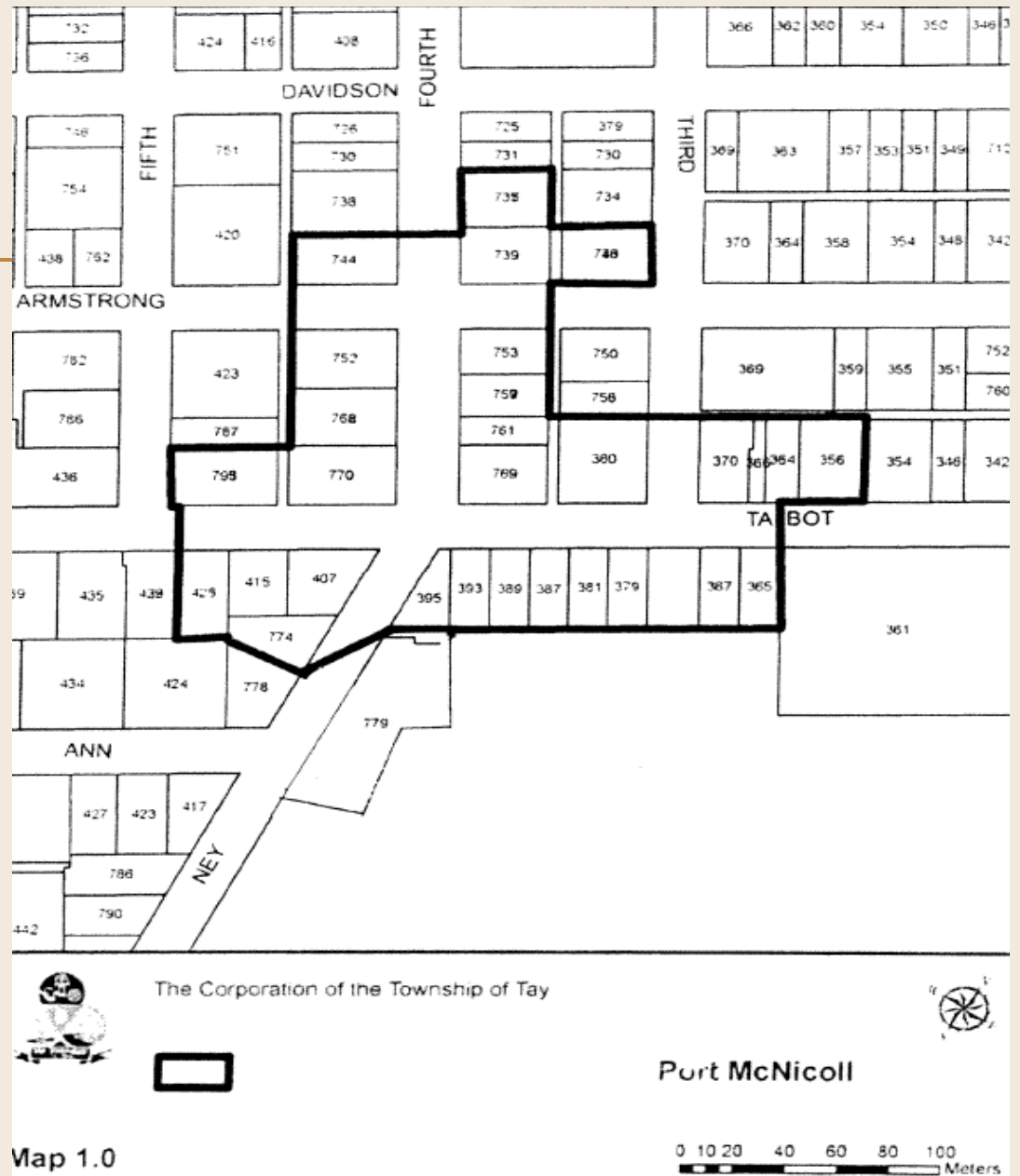
DC Bylaw Policies

Downtown Core Area – Victoria Harbour



DC Bylaw Policies

Downtown Core Area – Port McNicoll



DC Bylaw Policies

Non-statutory exemptions - cont'd

- Partial exemption for commercial use properties outside of the exempt Downtown Core Area within Port McNicoll
 - 75% exempted for first three years of bylaw
 - 50% exempted for the remainder of bylaw term
- Treasurer shall rebate water and/or wastewater service where
 - these services are not available within five-hundred feet, and
 - servicing plans not scheduled within five years of building permit issuance

DC Bylaw Policies

Redevelopment credits

- Provide credit for the redevelopment of a residential/non-residential use resulting from a demolition or conversion, up to 5 years prior to the issuance of a building permit

Review of Proposed Development Charges

- The following slides compare the proposed development charges with the Township's 2009 indexed charges and those imposed in surrounding municipalities

Existing vs. Proposed Development Charges

Service	Residential Comparison (SDU)		Non-Residential Comparison (per ft ²)	
	Current	Calculated	Current	Calculated
Municipal Wide Services:				
Roads and Related	1,755	1,424	-	2.12
Fire Protection Services	-	430	-	0.28
Outdoor Recreation Services	468	1,164	-	0.46
Indoor Recreation Services	-	447	-	0.18
Library Services	364	434	-	0.17
Administration	228	266	-	0.44
Total Municipal Wide Services	2,815	4,164	-	3.65
Area Specific Services:				
Wastewater Services	6,723	6,761	-	9.60
Water Services	1,291	1,447	-	2.05
Total Area Specific Services	8,014	8,208	-	11.65
Total Township Wide	2,815	4,164	-	3.65
Total Water Only	4,106	5,611	-	5.70
Grand Total - Fully Serviced	10,829	12,373	-	15.30

Note: Current rate indexed to 2008 based on 3rd quarter Non-Residential Building Construction Price Index (11.6%)

Residential Charge Comparison (SDU)

Simcoe County Municipalities Only

Rank	Municipality	Upper Tier \$	Lower/ Single Tier \$	Education \$	Total \$	By-law Expiry - Upper Tier	By-law Expiry - Lower Tier
1	Severn Twshp (Bass Lake)	3,645	28,583	812	33,039	31-Aug-11	01-Sep-09
2	Bradford-West Gwillimbury	3,645	28,082	812	32,539	31-Aug-11	05-Nov-08
3	Severn Twshp (Coldwater)	3,645	27,281	812	31,737	31-Aug-11	01-Sep-09
4	New Tecumseth	3,645	21,711	812	26,168	31-Aug-11	30-Aug-09
5	Spring Water (Anten Mills)	3,645	21,550	812	26,007	31-Aug-11	01-Dec-13
6	Essa (Angus)	3,645	21,332	812	25,789	31-Aug-11	17-Aug-09
7	Severn Twshp (Severn Ests)	3,645	21,152	812	25,608	31-Aug-11	01-Sep-09
8	Spring Water (Elmvale)	3,645	19,524	812	23,981	31-Aug-11	01-Dec-13
9	Clearview (Creemore)	3,645	19,117	812	23,573	31-Aug-11	08-Nov-09
10	Clearview (Staynor)	3,645	15,584	812	20,040	31-Aug-11	08-Nov-09
11	Innisfil (Alcona/Lefroy)	3,645	14,623	812	19,080	31-Aug-11	31-Aug-09
12	Barrie	-	17,311	812	18,123	31-Aug-11	16-Jun-13
13	Spring Water (Hillsdale)	3,645	12,998	812	17,455	31-Aug-11	01-Dec-13
14	Spring Water (Phelpston)	3,645	12,823	812	17,280	31-Aug-11	01-Dec-13
14	Spring Water (Minesing)	3,645	12,823	812	17,280	31-Aug-11	01-Dec-13
14	Spring Water (Midhurst)	3,645	12,823	812	17,280	31-Aug-11	01-Dec-13
14	Spring Water (town wide)	3,645	12,823	812	17,280	31-Aug-11	01-Dec-13
18	Tay - Fully Serviced (Calculated)	3,645	12,373	812	16,830	31-Aug-11	
19	Severn Twshp (Westshore)	3,645	11,660	812	16,117	31-Aug-11	01-Sep-09
20	Midland (fully serviced)	3,645	11,587	812	16,044	31-Aug-11	19-Jun-09
21	Penetanguishene (fully serviced)	3,645	11,215	812	15,672	31-Aug-11	27-Apr-11
22	Wasaga Beach	3,645	11,067	812	15,524	31-Aug-11	31-Jul-12
23	Tay - Fully Serviced (Current)	3,645	10,829	812	15,286	31-Aug-11	26-Aug-09
24	Midland (water only)	3,645	9,781	812	14,238	31-Aug-11	19-Jun-09
25	Orillia	-	12,530	812	13,342	31-Aug-11	16-Aug-09
26	Clearview (town wide)	3,645	7,750	812	12,207	31-Aug-11	08-Nov-09
27	Bracebridge (Current)	10,404	1,461	100	11,965	31-Oct-08	21-Jul-09
28	Midland (town wide)	3,645	6,887	812	11,344	31-Aug-11	19-Jun-09
29	Penetanguishene (water only)	3,645	6,742	812	11,199	31-Aug-11	27-Apr-11
30	Tay - Water Only (Calculated)	3,645	5,611	812	10,068	31-Aug-11	
31	Penetanguishene (town wide)	3,645	5,610	812	10,067	31-Aug-11	27-Apr-11
32	Severn Twshp (city wide)	3,645	5,555	812	10,012	31-Aug-11	01-Sep-09
33	Oro Medonte	3,645	5,035	812	9,492	31-Aug-11	11-Aug-09
34	Tiny	3,645	4,903	812	9,360	31-Aug-11	09-May-10
35	Tay - Township Wide (Calculated)	3,645	4,146	812	8,603	31-Aug-11	
36	Tay - Water Only (Current)	3,645	4,106	812	8,563	31-Aug-11	26-Aug-09
37	Tay - Township Wide (Current)	3,645	2,815	812	7,272	31-Aug-11	26-Aug-09

Commercial Charge Comparison (per sq.ft. of GFA)

Simcoe County Municipalities Only

Rank	Municipality	Upper Tier \$	Lower/ SingleTier \$	Education \$	Total \$	By-law Expiry - Upper Tier	By-law Expiry - Lower Tier
1	Tay - Fully Serviced (Calculated)	1.63	15.30	0.19	17.12	31-Aug-11	
2	Spring Water (Elmvale)	1.63	9.64	0.19	11.46	31-Aug-11	01-Dec-13
3	Severn Twshp (Coldwater)	0.00	9.81	0.19	10.00	31-Aug-11	01-Sep-09
4	Spring Water (Hillsdale)	1.63	5.82	0.19	7.64	31-Aug-11	01-Dec-13
5	Spring Water (Phelpston)	1.63	5.75	0.19	7.57	31-Aug-11	01-Dec-13
5	Spring Water (Anten Mills)	1.63	5.75	0.19	7.57	31-Aug-11	01-Dec-13
5	Spring Water (Minesing)	1.63	5.75	0.19	7.57	31-Aug-11	01-Dec-13
5	Spring Water (Midhurst)	1.63	5.75	0.19	7.57	31-Aug-11	01-Dec-13
5	Spring Water (town wide)	1.63	5.75	0.19	7.57	31-Aug-11	01-Dec-13
10	Tay - Water Only (Calculated)	1.63	5.70	0.19	7.52	31-Aug-11	
11	Midland (fully serviced)	1.63	4.82	0.19	6.64	31-Aug-11	19-Jun-09
12	Severn Twshp (Westshore)	0.00	6.11	0.19	6.30	31-Aug-11	01-Sep-09
13	Penetanguishene (fully serviced)	1.63	3.93	0.19	5.75	31-Aug-11	27-Apr-11
14	Severn Twshp (Severn Ests)	1.63	3.87	0.19	5.69	31-Aug-11	01-Sep-09
14	Severn Twshp (city wide)	1.63	3.87	0.19	5.69	31-Aug-11	01-Sep-09
14	Severn Twshp (Bass Lake)	1.63	3.87	0.19	5.69	31-Aug-11	01-Sep-09
17	Midland (water only)	1.63	3.70	0.19	5.52	31-Aug-11	19-Jun-09
18	Tay - Township Wide (Calculated)	1.63	3.65	0.19	5.47	31-Aug-11	
19	Clearview (Creemore)	1.63	3.19	0.19	5.01	31-Aug-11	08-Nov-09
19	Clearview (Staynor)	1.63	3.19	0.19	5.01	31-Aug-11	08-Nov-09
19	Clearview (town wide)	1.63	3.19	0.19	5.01	31-Aug-11	08-Nov-09
22	Penetanguishene (water only)	1.63	2.25	0.19	4.06	31-Aug-11	27-Apr-11
23	Penetanguishene (town wide)	1.63	2.05	0.19	3.87	31-Aug-11	27-Apr-11
24	Tiny	1.63	1.91	0.19	3.73	31-Aug-11	09-May-10
25	Midland (town wide)	1.63	1.89	0.19	3.71	31-Aug-11	19-Jun-09
26	Wasaga Beach	1.63	1.49	0.19	3.31	31-Aug-11	31-Jul-12
27	Tay - Fully Serviced (Current)	1.63	0.00	0.19	1.82	31-Aug-11	26-Aug-08
27	Tay - Water Only (Current)	1.63	0.00	0.19	1.82	31-Aug-11	26-Aug-08
27	Tay - Township Wide (Current)	1.63	0.00	0.19	1.82	31-Aug-11	26-Aug-08
30	Oro Medonte	1.63	0.00	0.00	1.63	31-Aug-11	11-Aug-09
31	Bracebridge (Current)	1.32	0.00	0.02	1.34	31-Oct-08	21-Jul-09

Industrial Charge Comparison (per sq.ft. of GFA)

Simcoe County Municipalities Only

Rank	Municipality	Upper Tier \$	Lower/Single Tier \$	Education \$	Total \$	By-law Expiry - Upper Tier	By-law Expiry - Lower Tier
1	Tay - Fully Serviced (Calculated)	0.20	15.30	0.19	15.69	31-Aug-11	
2	Spring Water (Elmvale)	0.20	9.64	0.19	10.03	31-Aug-11	01-Dec-13
3	Spring Water (Hillsdale)	0.20	5.82	0.19	6.21	31-Aug-11	01-Dec-13
4	Spring Water (Phelpston)	0.20	5.75	0.19	6.15	31-Aug-11	01-Dec-13
4	Spring Water (Anten Mills)	0.20	5.75	0.19	6.15	31-Aug-11	01-Dec-13
4	Spring Water (Minesing)	0.20	5.75	0.19	6.15	31-Aug-11	01-Dec-13
4	Spring Water (Midhurst)	0.20	5.75	0.19	6.15	31-Aug-11	01-Dec-13
4	Spring Water (town wide)	0.20	5.75	0.19	6.15	31-Aug-11	01-Dec-13
9	Tay - Water Only (Calculated)	0.20	5.70	0.19	6.09	31-Aug-11	
10	Penetanguishene (fully serviced)	0.20	3.93	0.19	4.33	31-Aug-11	27-Apr-11
11	Midland (water only)	0.20	3.70	0.19	4.09	31-Aug-11	19-Jun-09
12	Tay - Township Wide (Calculated)	0.20	3.65	0.19	4.04	31-Aug-11	
13	Clearview (Creemore)	0.20	3.19	0.19	3.58	31-Aug-11	08-Nov-09
13	Clearview (Staynor)	0.20	3.19	0.19	3.58	31-Aug-11	08-Nov-09
13	Clearview (town wide)	0.20	3.19	0.19	3.58	31-Aug-11	08-Nov-09
16	Penetanguishene (water only)	0.20	2.25	0.19	2.64	31-Aug-11	27-Apr-11
17	Penetanguishene (town wide)	0.20	2.05	0.19	2.45	31-Aug-11	27-Apr-11
18	Tiny	0.20	1.91	0.19	2.30	31-Aug-11	09-May-10
19	Midland (town wide)	0.20	1.89	0.19	2.29	31-Aug-11	19-Jun-09
20	Wasaga Beach	0.20	1.49	0.19	1.88	31-Aug-11	31-Jul-12
21	Oro Medonte	1.63	0.00	0.00	1.63	31-Aug-11	11-Aug-09
22	Bracebridge (Current)	1.32	0.00	0.02	1.34	31-Oct-08	21-Jul-09
23	Tay - Fully Serviced (Current)	0.20	0.00	0.19	0.39	31-Aug-11	26-Aug-08
23	Tay - Water Only (Current)	0.20	0.00	0.19	0.39	31-Aug-11	26-Aug-08
23	Tay - Township Wide (Current)	0.20	0.00	0.19	0.39	31-Aug-11	26-Aug-08
23	Severn Twshp (Severn Ests)	0.20	0.00	0.19	0.39	31-Aug-11	01-Sep-09
23	Severn Twshp (Coldwater)	0.20	0.00	0.19	0.39	31-Aug-11	01-Sep-09
23	Severn Twshp (city wide)	0.20	0.00	0.19	0.39	31-Aug-11	01-Sep-09
23	Severn Twshp (Westshore)	0.20	0.00	0.19	0.39	31-Aug-11	01-Sep-09
23	Severn Twshp (Bass Lake)	0.20	0.00	0.19	0.39	31-Aug-11	01-Sep-09
31	Midland (fully serviced)	0.00	0.00	0.00	0.00	31-Aug-11	19-Jun-09

Next Steps

- Council to receive input from the public;
- Receive and approve DC Background Study and Bylaw;
- Determine if a subsequent public meeting is required to amend the proposed bylaw; and
- Consider adoption of a new by-law at a subsequent Council Meeting